

## LANDMARKS COMMISSION

Monday, August 27, 2007 - MINUTES – Meeting Date

Call to Order: Time In: 7:00 p.m.

The Landmarks Commission of the Village of Canal Winchester met on the above date for its August 2007 regular meeting and was called to order by Mrs. Deeds.

### Present for Roll Call

Mrs. Deeds, Mr. Messerly, Mr. Murphy and Mr. Note. Mrs. Deeds stated that Mr. Rumora contacted Mr. Neimayer, Planning & Zoning Administrator, earlier today that he will be absent from tonight's meeting. Mr. Note made a motion to excuse Mr. Buchholz, Mr. Miller and Mr. Rumora. Mr. Messerly seconded the motion. Motion passed unanimously.

### Approval of Minutes

Mr. Murphy made a motion to approve the minutes of July 17, 2007 with the following correction: under Approval of Minutes beginning of the 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs, change Mr. Murphy to Mr. Note. Mr. Note seconded the motion. The motion passed unanimously.

### Pending Cases

Mrs. Deeds informed the applicants on tonight's meeting agenda that because only four Commission members are present it will take all four members to pass (approve) a motion. As a result, an applicant may elect to have their application tabled to the regular meeting in September.

CA-07-10 Applicants/Property Owners David and Alice Ingalsbe requested approval for adding a 10 ft. by 10 ft. shed directly at their property located at 79 North High Street. The proposed shed would be located behind the existing detached garage. Mr. Ingalsbe reviewed his proposed project with the Commission. The shed would a frame construction, sit on a poured concrete pad and maintain a similar structural design and materials as possible to the existing detached garage. The roof of the shed will have asphalt shingles, GAF Soverign Shingles "Gray." All trim will be painted Glidden "White" with Glidden "Kennett Square" for the siding. Mr. Ingalsbe noted the 8-foot overhead garage door will be changed to two outward swing doors.

Mr. Murphy made a motion to approve Application #CA-07-10 to add a 10 ft. by 10 ft. shed directly behind the existing detached garage according to submitted plans (see address file) with the overhead door changed to two outward swing doors. Mr. Messerly seconded the motion. The motion passed unanimously.

CA-07-11 Applicant/Property Owner Jennifer Solomon requested approval for new asphalt shingles, new paint color for the home's cedar shakes, and a newer ('old') back door at her property located at 16 North High Street. Ms. Solomon reviewed her application with the Commission. Ms. Solomon explained the current shingles and underlayment are in bad shape. She would like to install Owens Corning Oakridge PRO 30 shingles in the color "Teak." The Commission had previously approved this project, but the timeframe in which to start the project has expired.

Ms. Solomon would like to paint the cedar shakes, currently "Ox Blood Red", either "Olive Grey" or "Malibu Dune." Although these two colors appear similar under indoor lighting, their difference is a bit more apparent in exterior lighting. All trim will remain white.

Finally, Mr. Solomon would like to replace the back door and frame, which is rotting. The current door is not the original door. The requested door is "old" and made of solid wood. The windows on the top of this door mimic the windows on the rest of the house. If approved by the Commission, she will have to check with her carpenter if installing it is possible.

Mr. Note made a motion to approve Application #CA-07-11 for new asphalt shingles, new paint color for the home's cedar shakes, and a newer back door as presented (see address file). Mr. Murphy seconded the motion. The motion passed unanimously.

### New Business

1. 40 East Waterloo Street – discussion regarding the replacement of the existing windows with vinyl windows without Landmarks Commission approval. John McLaughlin was present to discuss this matter. The Commission is concerned that this window replacement project proceeded without presenting it to and getting approval from the Landmarks Commission. Further complicating this matter is whether vinyl windows are permitted. Mrs. Deeds referred to the Commission's approval of #CU-07-03 on May 30, 2007 for the new paint color of "Lemon Fizz" for the building with the shutters to be "Persian Red." There was no discussion of replacing windows or approval thereof. Mr. Messerly asked if the windows had counter weights. Mr. McLaughlin said the first floor windows have them but not the second floor windows. Mr. Note indicated the existence of counter weights suggest the first floor windows are historic windows. When asked if the previous windows are still available for review, Mr. McLaughlin stated they were thrown away in the trash. Mr. Note suggested this matter be taken up at the Commission's regular September meeting with more members present.

Mrs. Deeds stated the Commission will start its September meeting, September 24, at 7 p.m. and meet at 40 East Waterloo Street. The Commission will then reconvene at Town Hall to complete the remainder of its September meeting agenda. Mr. McLaughlin asked if he could proceed with the roof project. Mr. Neimayer stated an application dated August 20, 2007 was submitted for (1) putting in new vinyl windows and (2) replacing the roof, which is currently shingles in the front part and metal in the back part, with all metal. Mrs. Deeds said that the roof project will have to wait until the Commission takes up the application at their September 24 meeting.

2. 96 East Columbus Street – discussion regarding the change in paint color from what was originally approved by the Commission. Tony Note shared with the Commission members his conversation with Wayne Gaib, property owner, who said it was a communication problem between him and the painter – the wrong paint number was given to the painter. No Commission member could recall where a project was not carried out as approved by the Commission. In this case, the Commission was concerned that they were not informed of the change in paint color until after the project was completed. On the other hand, the Commission feels the tan color used on the house is a nice complement with the surrounding properties, and the painting job was well done. If the tan color was originally submitted to the Commission, they would have approved it. Mr. Note made a motion to accept the explanation of Mr. Gaib and to approve the current

color of paint – tan. Mrs. Deeds seconded the motion. The motion passed unanimously.

3. Preservation Guidelines – discussion/amendment on the use of siding. Mr. Note passed out the following proposed amendment:

Pursuant to our discussions on wood siding and trim, I propose that the following be added to Page 35 of the Preservation Guidelines in the gray shaded area under the sub-heading of “The Landmarks Commission evaluates:”

“4. How the merits of the individual project compare to the recommendations provided by the National Park Service in the Preservation Brief that is titled “Aluminum and Vinyl Siding on Historic Buildings.”

This addition will cause the applicant to review this Preservation Brief and demonstrate that only in extremely rare cases will the Commission approve the application of artificial siding.

### Old Business

1. Mr. Note gave an update on the Interurban Building. He stated that when the committee has plans for exterior improvements prepared they will formally present them to the Landmarks Commission as an application.
2. Mr. Neimayer informed the Commission of the outdoor patio project planned for Shades Restaurant and asked if this should come before the Commission for review/approval. The Commission stated this patio project is no different than the village’s Stradley Place project north of the Municipal Building, which was formally presented to Landmarks as an application.
3. Mr. Neimayer asked if Commission members had received an updated member list that includes Joe Messerly. An updated list will be sent out.

### Adjournment

Mr. Murphy made a motion to adjourn. Mrs. Deeds seconded the motion. The motion passed unanimously.

Time out: 8:00 p.m.

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Beth Deeds, Chairperson

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Date